

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Sept 8, 2022 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Owen Roth, Chris Hall, Colin Smith, Joe Mora and Tamara Simmons

Homeowners present: Kim R #135, Judi B #345, Craig N #247, Tamara S #127

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Kim: Wants to install a split AC/Heating unit in condo. Chris moved to accept proposal as submitted because of lack of natural airflow with the same AC provisions as given to unit 345 except it won't have to be removed if/when they move and this is only for type "A" units with bad ventilation. Tamara seconded. Kim will get specs from contractor. No vote. Colin moved to tentatively approve proposal as submitted pending contractors drawings. Joe seconded. Unanimous.

Judi: Noise complaint with neighbor, city of Goleta hasn't been much help. Noise since March. Email from city says their code enforcement is now involved.

Craig: Several people in pool after closing, front gate was left open the next morning. Gym remodel also taking too long because of the out of state vendor 1) not having a valid CA business license and 2) bill \$1300 more than original bid. Causing a six month delay.

Tamara: Tired of being blocked in carport by vendors. Will call tow company from now on.

Approval of Prior Meeting Minutes: Tamara moved to approve minutes. Joe seconded. Unanimous.

Landscape Report: Cleaning out hillside behind 7640 and Ellwood School. Excavated sidewalk and discovered Romex cable in the dirt that needs to be put in conduit. Joe met with Chris and City of Goleta about butterfly management in grove. Might be eligible for a grant funding for habitat restoration. Envirosaping proposal submitted for 5 tree plantings for \$2,500. Colin moved to approve, Tamara seconded. Unanimous with Joe abstaining. Envirosaping proposal submitted for 100 yards of mulch for \$7,500. Colin

moved to approve, Chris seconded. Unanimous with Joe abstaining. Action Tree submitted proposal for \$7,150 to prune tipuana trees. Colin moved to accept, Tamara seconded. Discussed. Unanimous

Solar Committee: Solar, Chargers, Dual Port Chargers discussed. \$2,400/year cost from Charge Point includes servicing units.

Gym Committee: Flooring in, new equipment bid for \$21,343. Walls and electrical outlet extensions in progress. Colin moved to have Cox add wifi service to agenda. Tamara seconded. Unanimous. Colin moved to accept \$50/month charge for Wifi. Tamara seconded unanimous.

Website Committee: Add approved architectural things and windows with no grid are OK to website

Treasurer's Report

	Aug 22	YTD
Total Income	\$72,618.07	\$573,032.28
Op. Expenses	42,973.59	273,118.37
Reserve Expenditures	15,630.00	153,189.26
Total Expenditures	58,603.59	426,307.63
Transfer to Reserve	29,266.00	234,128.00
Transfer from Reserve	0.00	35,000.00
Balance in Savings	\$ 2,491,457.15	
Due from Unit Owners	\$ 5,290.35	
Total Assets	\$ 2,501,747.50	

Operating Expenses are about 13%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous

Old Business:

- a. Request from 102 for special accommodations and parking: in progress
- b. Dry rot repair: tabled
- c. Updating governing docs: tabled
- d. 7632 foundation: tabled
- e. Repairs DG pathway, sidewalks: tabled
- f. Gym: see committee
- g. Pool facilities & sauna: tabled
- h. Address signs: tabled
- i. EV charging stations: tabled
- j. Bank signature cards: tabled

- k. Inspection of walkways and balconies: tabled
- l. Website: see committee
- m. List from Bill R: tabled

New Business

- a. Request by 135: See owner
- b. Changing ped gate code: tabled
- c. Annual review or audit: tabled
- d. Gutter cleaning: tabled
- e. Grant funding: tabled
- f. Short term rental
- g. Recording liens: Tamara motioned to record lien on #254. Joe seconded. Unanimous.

Colin moved to adjourn the meeting at 8:04 Chris seconded. Unanimous

Next Meeting 10/13/22 at 6PM, Via Zoom.com

Meeting adjourned at 8:45PM

Submitted by: Matt Mora